

RadonSeal Deep-Penetrating Concrete Sealers

APPLICATION INSTRUCTIONS

RadonSeal Penetrating Concrete Sealer is a ready-to-use, reactive sealer, formulated for maximum penetration and sealing of capillaries in concrete and cementitious substrates against liquids and gases.

Permanently seals new or old concrete, mortar, plaster, stucco, and porous limestone, indoors and outdoors - foundation walls, concrete slabs, and driveways, concrete block retaining walls, sidewalks, patios, pool decks and sidewalks.

*RadonSeal is not intended to seal cracks, joints, or gaps. Not suitable for concrete **less than 3 inches thick**, fiber-reinforced concrete, concrete with little or no cement content (lightweight, dry pressed, spilt face, or popcorn blocks) or concrete containing additives like integrally colored concrete, patching or leveling compounds.*

RadonSeal Standard - formulated for poured concrete less than 20 years old or outdoor poured concrete less than 1-year-old, concrete floors with a smoother finish, and high-strength structural concrete.

RadonSeal Plus - formulated to seal more porous concrete, concrete/cinder blocks, indoor poured concrete more than 20 years old, or outdoor concrete more than 1-year-old. Also for use on concrete that has already experienced water seepage or significant efflorescence.

SURFACE PREPARATION

Allow new concrete to cure for at least 28 days.

The concrete must be completely **clean and bare**. Remove all paints, sealers, adhesives, curing or form release compounds. Clean off dirt, oil, grease, wax, efflorescence, and other contaminants that may interfere with sealer penetration.

Make sure that **the substrate is porous**. Confirm that it readily absorbs drops of water or apply the sealer in a test area. If needed, increase surface porosity by sanding, grinding, or acid etching.

If acid is used for etching or cleaning, neutralize the surface with a solution of baking soda in warm water or an ammonia solution. Then thoroughly rinse the surface with water.

The concrete must **be thoroughly dry** before RadonSeal application. Allow the surface to dry for at least 2 days after rain or pressure washing. You can speed up the drying process by using fans or dehumidifiers.

Protect glass, ceramic tile, aluminum, plants, and non-masonry surfaces from overspray, splashes, and wind drift. RadonSeal bonds to glass – avoid contact with eyeglasses and wristwatches.

SURFACE AND AIR CONDITIONS

Air and surface temperatures must be above freezing during application and for three days after. Do not apply to hot surfaces in direct sunlight or in strong wind. Avoid rain for 24 hours after application.

TOOLS REQUIRED

Low-pressure sprayer (below 40 psi) equipped with a fan-tip nozzle – hand pump sprayer, battery-powered, or airless. A paint roller may be used when spray application is not practical.

Push broom or stiff-bristle brush.

APPLICATION

RadonSeal is ready to use – do not dilute.

Dampen the concrete surface with water prior to application, using a sprayer or mop, leaving no puddles or dry spots. A damp surface helps the sealer penetrate faster and deeper.

Thoroughly shake the pail prior to opening. Pull out the pouring spout and fill the sprayer.

Apply RadonSeal in a thick, continuous, glistening film, adding more sealer to faster-absorbing areas.

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Do **NOT** over-apply. Broom or roll out puddles or excess rundown. Puddles would leave a hard glassy or whitish film on the surface, which is unpaintable and difficult to remove.

APPROXIMATE COVERAGE

Coverage varies with surface porosity.

Poured concrete	2 applications	1,000 sq. ft. per 5-gal. pail
Concrete blocks	3 applications	500 sq. ft. per 5-gal. pail
Cinder Blocks or very porous blocks	4 applications	400 sq. ft. per 5-gal. pail

Apply RadonSeal in two to four "wet-on-wet" applications 30 to 45 minutes apart. (After 30 - 45 minutes of spraying, return to the beginning of the section and apply the subsequent application while the surface is still damp.)

VERTICAL SURFACES

Using a tarp or newspapers, cover the floor adjacent to the walls to prevent over-application.

Spray RadonSeal on the walls from the bottom up to ensure even application.

Brush or roll out rundown or excessive drips until they penetrate.

HORIZONTAL SURFACES

Apply in a saturating, glistening film on the verge of puddling. Brush or roll out puddles until they penetrate.

RadonSeal is safe to walk on while applying it; however, surfaces may be slippery when wet.

DRYING & CURING

The surface should appear dry in 1 to 3 hours. Ventilate the area to facilitate drying and curing.

As RadonSeal reacts and expands inside the pores in concrete, it will purge any dirt, minerals, or efflorescence to the surface. This is more common in older concrete, and may last for several days. Purged material may be swept or washed off.

Full-strength cure will be reached in 60-90 days after application.

CLEANUP

Flush application equipment with warm water immediately after use.

Wipe off drips and overspray while still wet.

Removing dried residue from the surface may require mechanical abrasion.

In 2 to 3 hours after application, **rinse the treated surface with water and scrub** with a stiff bristle brush to remove any surface residue.

STORAGE

Store in a cool, dry place out of direct sunlight at temperatures below 100 °F. Protect from freezing (if the sealer freezes, thaw and mix thoroughly before use).

TOP COATS, PAINTS, ADHESIVES, AND FLOOR COVERINGS

When properly applied, RadonSeal does not leave a film or color. It does not change the surface profile and leaves the pores open. Treated surfaces remain **suitable for painting, tile adhesives, thinset, levelers, or patching compounds**.

If RadonSeal is not able to penetrate, is over-applied, or allowed to puddle, it will leave a hard glassy or whitish film on the surface., to which paints, adhesives, or patching compounds will not adhere well. Acids or chemicals will not remove this film - it can be removed only mechanically (scraping, shot blasting, or sanding).

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After applying RadonSeal, **wait at least 5 days** before installing indoor/outdoor carpeting or painting the concrete with latex and other vapor-permeable ("breathable") paints. **Wait at least 10 days** before installing vinyl floor tiles, linoleum, rubber padding, or painting the concrete with impermeable paints like epoxy or urethane.